

BUILDING CONDITION ASSESSMENT

MEETING HALL & COMMUNITY CENTRE

191282 13TH LINE
EAST GARAFRAXA, ONTARIO

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

Keller Engineering performed a Building Condition Assessment (“BCA”) of 191274 13th Line East Garafraxa, ON. (“Site”) on October 24, 2023, on behalf of The Township of East Garafraxa (“Client”). The report that follows is based on that review. The weather was sunny and approximately 17°C.

1.2 General Site Description

The Site is composed of 1 building. The building is a one-level structure currently being used as a garage and shop with office space for town vehicles/equipment and maintenance staff. The building was constructed in 1950. The site size is approximately 6,758 m² (1.67 acres). The building has a footprint of approximately 338 m² (3,643 ft²). The site area excluding the building is mainly trimmed grass, trees, gravel, and asphalt pavement. The surrounding area is primarily fields and residential homes. The Site is accessed off 13th Line. For the purposes of this report, the building’s elevation facing 13th Line is facing east and is located on the west side of the 13th Line. Surface parking is located at the northeast side of the property.

1.3 General Site Details

City/Town:	East Garafraxa
Province:	Ontario
Number of Stories:	1 story and a basement.
Year Built:	1950. Addition in 1976.
Structure:	Poured concrete slab and concrete block substructure, wood structural framing.
Exterior:	Vinyl siding, wood and PVC windows.
Roof:	Sloped metal roof & ice/snow guards.
Plumbing:	Copper and ABS/PVC supply. Electric Water heater.
Heating, Ventilation & Cooling:	Forced air, and electric baseboards.
Electrical:	Underground, 200A 120/240V Copper wiring Interior and exterior fluorescent & LED lighting.
Services:	Potable Water: Well. Sewer: Septic System. Storm: Storm drain that directs water into soil. Fuel: Oil. Electricity: Hydro One Networks Inc.

1.4 Summary of Facility Condition Index (“FCI”)

The current condition of the building and components is expressed as a percentage derived from the ratio of aggregated total cost of repairs/renewal/upgrades to the current replacement value of the building. This ratio is referred to as the Facility Condition Index (“FCI”). Refer to **Appendix B** for a detailed description.

The aggregated total costs estimated for the building is \$1,217,882.00 adjusted for inflation. The current replacement value of the building is estimated to be \$1,500,000.00.

Based on the estimated values, the FCI for this building is 79% and is classified as Critical, and demolition may be appropriate.

Refer to Section 2.3, Standards of Reference, for definitions and classifications.

1.5 General Condition

The building(s) critical condition compared to other structures of similar age and use. In our opinion, maintenance activity has been fair. As a result, the property is showing effects of wear and tear at an average rate compared with other similar facilities. Refer to Section 3.0, Systems and Observations.

Overall, site improvements are in poor condition compared to other developments of similar age and use.

Overall, the structure is in poor condition compared to other developments of similar age and use.

Overall, the building envelope is in poor condition compared to other developments of similar age and use.

Overall, mechanical, electrical, plumbing, and special systems are in poor condition.

Interior elements and other building systems are generally in fair condition.

The Owner advised that they are not aware of any outstanding work orders, building code violations, building code infractions, building ordinances and municipal health and fire safety by-laws violations.

1.6 Recommendations for Further Study

We have identified the need for a Life Safety Audit and Designated Substances Survey to review conditions to protect people based on building construction, protection, and occupancy features.

2.0 PURPOSE AND SCOPE

2.1 Purpose

The purpose of this BCA is to determine the current condition of the building envelope, systems, paved areas, utilities, and site improvements, and to assign an FCI value for the building.

2.2 Scope & Methodology

Keller Engineering, formerly Criterium-Jansen Engineers performed the BCA according to the scope as generally defined in ASTM 2018-15. The survey is based on a review of available documents, an examination of the building and the Site; in particular, the foundation walls (where visible), the roof, the exterior walls, the framing, mechanical systems, exterior doors and windows, paved areas, and utilities.

The report contains the following:

- A description of the overall condition of buildings components and systems and conditions that may limit the expected useful life of the buildings and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the facility.

The statements in the report are opinions about the present condition of the subject property. They are based on visual evidence available during a diligent review of all reasonably accessible areas. Standard BCA practices excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal or relocation of materials, testing, or the use of equipment, such as ladders, stools, scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 5.0. As per standard BCA practices, the user of this report is required to arrange for the field observer to receive timely complete, supervised, and safe access to the subject property's improvements including roofs. Where access was not provided Keller Engineering is obligated to state within the report all such material impediments that interfered with the conducting of the assessment.

Our mandate for this BCA excluded assessment of the facility's compliance to accessibility related standards and the Accessibility for Ontarians with Disabilities Act. Barrier Free Design of the National Building Code of Canada governed handicap accessibility guidelines for buildings constructed after 1990. Possible retroactive compliance for buildings constructed prior to 1990 was not required until subsequent provincial legislation was enacted. A significant change of building use or an Authority Having Jurisdiction may trigger the need for accessibility related building upgrades under certain circumstances. As the timing, scope of work and associated costs cannot be reasonably predicted, we have not included any Capital Costs for future upgrades in the term of the report.

2.3 Standards of Reference

For your reference, the following definitions may be helpful:

All ratings are determined by comparison to other buildings of similar age and construction type.

All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

Condition

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performs its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong the expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Critical: Immediate repair/replacement recommended in less than 1 year. Physical deficiencies that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure.

Priority

Urgent – Immediate repair/replacement recommended in less than 1 year. Physical deficiencies that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure.

High – Repair/replacement anticipated within the first 2 years. Physical deficiencies including deferred maintenance that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials.

Components or systems that have exceeded their expected useful life that may require replacement to be implemented within a zero to one-year time frame are also included.

Medium – Repair/replacement is anticipated between 3 to 5 years.

Low – Replacement is not anticipated within the first 5 years.

Facility Condition (“FCI”) Levels

Good Condition (0-5% FCI) – Asset is in reasonable condition and does not require capital expenditure.

Fair Condition (6-10% FCI) – Asset is deteriorating, requires capital expenditure and will likely become “poor” within a few years if not addressed.

Poor Condition (11-30% FCI) – Asset is deteriorated and requires immediate capital expenditure.

Critical (31% + FCI) – Asset is in disrepair or dilapidated and requires urgent significant capital expenditure.

Repair/Replacement Reserves - Non-routine maintenance items that will require significant expenditure over the timeframe of this study. Included are items that will reach the end of their estimated useful life during the term of the study or in the opinion of the consultant will require attention during that time. Items with estimated expenditures below \$5,000.00 are below the capital threshold for this study and may or may not be reported since it is anticipated that those items will be repaired/replaced within the scope of regular building maintenance. The recommended repairs will be scheduled appropriately over a 20-year period in 5-year intervals. All the prices quoted are in Canadian 2023 dollars and are presented in the Capital Expenditure Tables.

3.0 SYSTEMS AND OBSERVATIONS

3.1 Site Improvements

3.1.1 Paving & Curbing

Description

Observations & Comments

Refer to **Appendix B**, Facility Condition Index Table for the estimated time-period of replacement or repairs and associated estimated costs.

There is a paved asphalt driveway with parking space at the north and west sides of the property with precast concrete wheel stops along the north side of the building.

The asphalt driveway and parking area is aged and in poor condition with deterioration in the form of cracking, alligating, raveling and moss/grass growing at some locations. A budget for replacement has been allowed for during the time-period of this report.

The precast concrete wheel stops are in poor condition, are displaced, broken and damaged. A budget for replacement has been allowed for during the time-period of this report.

3.1.2 Flatwork

Description

Paint markings for parking areas are not provided or have deteriorated to the point of not being visible. A budget for replacement has been allowed for during the time-period of this report.

Ongoing maintenance is required to keep surfaces renewed, including crack sealing. Once the asphalt is repaired, this work should be scheduled for regular maintenance. Typically, pavement resurfacing, or reconstruction is recommended every 25 years depending on the wearing patterns.

There is no flatwork on the property. Not applicable.

3.1.3 Landscaping & Appurtenances

Description

Landscaping on the site consists of grass/sod south (rear) and east sides of the property. There is a metal post and wire fence on the south side of the property.

Observations & Comments

The sod/grass lawn is in fair condition. The service life of a sodded lawn can be extended with correct maintenance. The lawn will reach the end of its expected life expectancy within the timeframe of this study. A budget for replacement has been allowed for during the time-period of this report.

The metal post & wire fence is in poor condition with leaning posts, damaged wire mesh and rusted metal components. A budget for replacement has been allowed for during the time-period of this report.

3.2 Structure & Building Envelope

3.2.1 Substructure

Description

The foundation of the building is cast-in-place poured concrete slab-on-grade in the basement, rear and front entrances and washrooms at grade level, with standard concrete cast-in-place and block foundations.

Observations & Comments

The concrete slab and substructure in the basement are in poor condition with localized cracks/fractures, staining, and evidence of flooding/water penetration. A budget for repairs has been allowed during the time-period of this study.

The concrete slabs of the main entrance vestibule, rear entrance and washrooms are on grade level and are in fair condition with deteriorated paint coatings, and localized cracks. A budget for repairs has been allowed during the time-period of this study.

The exposed foundations walls have localized cracks, staining and surface deterioration/delaminated parging. A budget for repairs has been allowed during the time-period of this study.

3.2.2 Superstructure

Description

The building and roof are composed of standard wood framing with joists, beams/posts, and other bracing supports.

Observations & Comments

We observed no significant adverse conditions concerning visible superstructure systems; however, there is staining/surface deterioration at the base of the wood columns/posts in the basement and floor/wall framing in the mechanical room of the basement consistent with water penetration. Replacement is not anticipated during the timeline of this report. A budget for repairs has been allowed during the time-period of this study.

3.2.3 Exterior

Description

The exterior of the building is vinyl siding, PVC windows with insulated glass units (“IGUs”) and frames and metal service doors.

There is a concrete landing with steps and a metal guard rail at the north side of the property leading to a side entrance door.

There is a bare concrete block chimney above roof level at the rear of the building.

Observations & Comments

The siding is in poor condition with faded and brittle surfaces and damage in the form of dents and holes. A budget for replacement has been allowed for during the time-period of this report.

The condition of the windows varies from poor to fair and are of different vintages. Windows will reach the end of their expected service life within the timeframe of this report. A budget for replacement of windows, frames and glazing has been allowed for during the time-period of this report. The service life of windows can be extended with moderate repairs that are anticipated to be below the capital threshold. It is reasonable to assume that the failure rate for these units may increase as they approach the end of their expected service life.

Service doors are operational and aged with deteriorated paint coatings. Service life of doors can be extended with moderate repairs that are anticipated to be below the capital threshold. A budget for the replacement of service doors has been allowed for during the time-period of this report.

Sealants should be inspected and maintained at regular intervals to assess overall condition and continuity. Review and periodic replacement of sealant should be part of a regular maintenance schedule. If not maintained, sealant failure can lead to costlier repairs due to damage from water leakage. A budget for sealants replacement has been allowed for during the time-period of this report.

The concrete landing, steps and metal guard/railings are in poor condition with localized and cracked concrete/blocks, aged concrete surfaces and staining. The metal guard/railing is not to code is rusted with deteriorated paint and deformations. The deteriorated nature of the landing could be a safety hazard. A budget for urgent replacement of the concrete landing, steps and railing/guard has been allowed for during the time-period of this report.

3.2.4 Roofing

Description

The concrete block chimney is in fair condition with deteriorated mortar joints and leaks at basement level. A budget for repairs has been allowed for during the time-period of this report.

There is a sloped metal roof with ice/snow guards, soffit vents, end vents, eavestroughs and rainwater leaders. The attic is a cathedral ceiling and is occupied by a livable 2nd floor.

Observations & Comments

The metal roof, coatings and snow/ice guards appear to be in fair condition, do not appear to be original and may have been replaced at some time between original construction and the present. Maintenance staff reported that there are no leaks. Replacement is not anticipated during the timeline of this report. A budget for future repairs has been allowed for during the time-period of this study.

The paint/coatings of the metal roof are in fair condition; however, they will reach the end of their service life within the timeframe of this report. A budget for replacement has been allowed for during the time-period of this study.

The soffits and sheet metal are aged and near the end of their service life. A budget for replacement has been allowed for during the time-period of this study.

The eavestroughs and rainwater leaders are damaged/deformed, dislodged and in poor condition. A budget for replacement has been allowed during the timeframe of this report.

Given the current visually apparent condition, it seems reasonable to assume that localized repairs, as required, will allow general replacement to be deferred. We assume monitoring and further localized repairs, on an as required basis within the timeframe of the report, can be performed at a cost below the Capital Threshold.

3.3 Mechanical Systems

3.3.1 Plumbing

Description

The plumbing pipes in the building is PVC/ABS and copper. There are floor drains in the washrooms and some service rooms.

Water is sourced from the nearby well of the Works Garage and Shop located at 191274 13th Line, East Garafraxa. There is no on-site direct water source. A retention tank (Flex-Lite, Serial No. FLU12001494), Pumps & Chemical Treatment System are connected to the well water source for distribution.

There is a propane tank at the east side of the building manufactured in 2011.

There are (2) hot water tanks that provide domestic hot water (GSW, Serial No. H019825 and Rheem, Serial No. H233538). These serial numbers do not correspond to the serial codes reported by the manufacturers so exact date of manufacture cannot be determined; however, they could be 2011 vintage.

Observations & Comments

The sewage holding tank and system provides waste management for the property. There is a sump pump in the basement to move water from the basement.

Review of process related equipment is beyond the scope of this mandate.

The condition of the plumbing systems and propane gas distribution systems are consistent with their age and will require repairs. Replacement is not anticipated during the timeline of this report. A budget for repairs has been allowed for during the timeframe of this report.

No funds have been included for maintenance activities such as cleaning out piping, CCTV scans, or for repairs of minor leaks since these are part of regular maintenance and handled from the O/M budget.

The propane tank is operational with localized paint deterioration and will reach the end of its service life during the timeline of this report. A budget for replacement has been allowed for during the timeframe of this study.

The water heaters are in fair condition; however, they will reach the end of their life expectancy within the time-period of this report. A budget for future replacement has been allowed for during the timeline of this report.

The retention tank and pressure pump are in fair condition and it will reach the end of its life expectancy within the time-period of this report. There are pumps for flushing basement sinks that empty to sewage holding tank using a manual switch. Costs associated with replacement are expected to be below the Capital Threshold and are not included.

The sewage holding tank and system is operational and no issues have been reported; however, the system may be original and will have reached the end of its service life. A budget for future replacement has been allowed for during the time-period of this study.

The sump pump system is in poor condition although operational and will reach the end of its service life within the timeframe of this report; however, costs associated with replacement are expected to be below the Capital Threshold and are not included.

3.3.2 HVAC

Description

There is 1 oil furnace unit for forced air heating (Lincoln, EF8289), manufactured in 1982 with a contemporary igniter that appears to have been installed in the past few years. These typically have a service life of 25 years, the furnace has surpassed its useful life.

Supplementary electric baseboard heaters are provided throughout the building.

A forced air conditioner is provided and has not been in operation for many years.

Review of process related equipment is beyond the scope of this mandate.

Observations & Comments

The forced air oil furnace is original and aged with a newer igniter. Replacement is anticipated to occur within the timeframe of this study. A budget for replacement has been allowed for during the time-period of this report.

The electric baseboards are in fair condition and operational; however, they will reach the end of their service life within the timeframe of this study. A budget for replacement has been allowed for during the time-period of this report.

The forced air conditioner system is not functioning and has not been in operation for various years. A budget for replacement has been allowed for during the timeframe of this study.

3.3.3 Electrical

Description

Electricity enters the service building above to service panels located on the main level and in the basement. Interior and exterior lighting is LED and fluorescent.

Review of process related equipment is beyond the scope of this mandate.

Observations & Comments

The electrical system appears adequate for the building functions with localized repairs required. We have included a budget for electrical repairs including thermographic scanning during the time-period of this study.

Interior and exterior lighting is in fair condition; however, lighting systems will be nearing the end of their expected service life within the timeframe of this study. A budget for replacement has been allowed for during the time-period of this report.

Based upon the age of the original equipment, a budget for thermographic scanning is recommended. Typically, periodic thermographic scanning is recommended by utility and insurance companies. For the main switches, breakers and other connections, scans should be completed and repeated as part of regular maintenance every 3 years, note that an amount is included in the short term, but in subsequent years the thermographic scan will fall under regular maintenance. Local replacement/repairs of electrical equipment may be required following these scans. Repairs to visible deficiencies noted, will need to be completed. Electrical repairs are considered a high priority. Typically, the power distribution system should last for decades if not for the life of the building if properly maintained. Since the extent and timing of work cannot be predicted, we assume that this can be performed on as needed basis at cost less than the capital threshold.

An electrical design load calculation was not performed and is beyond the scope of this report. The Owner did not identify existing issues related to power insufficiency.

3.4 Special Systems

3.4.1 Security

Description

The building does not have a security system. Not applicable.

3.4.2 Fire Protection & Life Safety

Description

Life safety consists of emergency battery lighting, fire extinguishers located throughout the building, emergency lighting and lighted exit signage.

Smoke/CO2 detectors and a defibrillator are provided.

Observations & Comments

The exit signs are operational and in fair condition. Replacement is not anticipated within the timeframe of this report. Costs associated with repairs are expected to be below the Capital Threshold and are not included.

Smoke/CO2 detectors and sensors are in operation and in fair condition. Replacement is not anticipated within the timeframe of this report. Costs associated with repairs are expected to be below the Capital Threshold and are not included.

The emergency lights are operational and in fair condition. Replacement is not anticipated within the timeframe of this report. Costs associated with repairs are expected to be below the Capital Threshold and are not included.

Fire extinguishers are operational and were certified/inspected October 2023. Replacement is not anticipated within the timeframe of this report. Costs associated with inspection/certification and repairs are expected to be below the Capital Threshold and are not included.

The defibrillator is in good condition and were certified/inspected October 2023. Replacement is not anticipated within the timeframe of this report. Costs associated with inspection/certification and repairs are expected to be below the Capital Threshold and are not included.

A budget for a Life Safety Audit for items related to fire separations and protection of people based on building construction, and occupancy features has been allowed for in the immediate term.

The Point of Contact advised that he was not aware of any outstanding work orders, building code violations, building code infractions, building ordinances and municipal health and fire safety by-laws violations.

Life safety systems need to be tested and inspected annually by a life safety service provider and systems/components repaired/replaced as needed. A budget for repairs/replacement for fire protection and life safety systems has been allowed for during the timeframe of this study.

The life safety systems were visually examined, where possible, during the walkthrough assessment. The system components were randomly reviewed to assess their overall types and condition.

3.5 Interior Elements

3.5.1 *Finishes*

Description

It should be noted that the mandate did not include a review of the National Building and Fire Codes, or compliance of the property to these codes. This report also does not consider future changes to the National Building and Fire Code and municipal regulations obliging building upgrades.

The entrance and rear vestibules & corridor finishes are composed of typical painted concrete floors, painted gypsum walls and ceilings, and typical trim and doors. The stairs with railings at the rear exit vestibule are carpeted and lead to the 2nd floor. The steps at the entrance vestibule led to the main hall.

There is a serving room at the rear of the hall with a passthrough opening that is elevated on wood framing that extends into the main entrance vestibule over abandoned basement stairs. Access to this room was not available at the time of our review. We assume that finishes, fixtures/fittings are typical.

The main hall finishes are composed of typical wood flooring, painted gypsum walls drop ceiling, and typical trim and doors. A raised wood stage with guards and stairs is provided at the front of the hall and countertops and cabinets are provided at the rear of the hall. The stairs at the front of the hall lead down to the basement. Ceiling mounted tracks for drapes to partition the hall space is provided.

The washrooms finishes are composed of typical ceramic tile walls, painted gypsum walls and ceilings, toilets and stalls, sinks, mirrors, faucets, and countertops and painted concrete floors.

The 2nd floor finishes are composed of typical wood flooring, painted gypsum walls and ceiling, and typical trim and doors. Office-type furnishings and shelves are provided.

The basement finishes are composed of painted concrete floors, painted gypsum walls, painted concrete walls, painted kitchen cabinets & countertops. Wood storage shelves are provided. There are typical kitchen and cooking fixtures/fittings including sinks and faucets.

There are office spaces with a lunchroom that includes a fridge and cabinets. The finishes in the office area are typical painted gypsum board and trim, ceiling tiles/painted gypsum board and laminate flooring. The office area has one washroom with an emergency wash station, sink, urinal and toilet stall.

The interior finishes were examined for stains, cracks and other signs of water penetration or condensation. The floors and trim were also examined for chips, gaps, and damaged sections.

Observations & Comments

The finishes of the entrance vestibule, main hall and 2nd floor are in fair condition, are similar vintage and are relatively contemporary. Refurbishment of finishes is expected to occur within the timeframe of this report. A budget for future refurbishment has been allowed during the time-period of this study.

The hardwood flooring of the main hall and 2nd floor appears to be original and is in poor condition with aged/worn surfaces. A budget for restoration has been allowed for during the timeframe of this study.

The wood stage/elevated platform is in poor condition. It was reported that mould under the stage is suspected. A budget for replacement and a DSS survey has been allowed for during the timeframe of this study.

The finishes of the rear vestibule, basement, corridor and washrooms are dated, appear to be original and are in poor condition. A budget for refurbishment has been allowed for during the timeframe of this study.

The painted concrete floor of the rear vestibule, hallway, washrooms, and basement appears to be original and is in poor condition with aged/worn surfaces. A budget for restoration has been allowed for during the timeframe of this study.

The serving room and wood framing appears to be retrofit work and may not have been correctly designed. A budget for a structural study has been allowed for as an urgent item. Substructure and superstructure construction should be reviewed as part of the structural study.

3.6 Miscellaneous

3.6.1 Maintenance & Other

Observations & Comments

There are 1950s and 1970s vintage materials in the building when asbestos containing building materials were in use and water penetration over time could have resulted in mould. There is a notice posted on the building that reads: "Microbial Hazard". A budget for a Designated Substances Survey for items related to asbestos, mould and hazardous materials has been allowed as an urgent priority.

Planned maintenance is necessary for the longevity of assets and to control and reduce repair and replacement costs. Preventative maintenance work should be completed promptly.

From our observations we did not see anything that could not be repaired. There are some current items that require maintenance, but every building requires maintenance.

4.0 REPAIR/ REPLACEMENT RESERVES

Refer to **Appendix B, Schedule of Anticipated Reserve Requirements.**

5.0 LIMITATIONS

The information, observations, and conclusions described in this report are valid on the date of the report and have been made under the terms, conditions, limitations, and constraints noted in the report. We prepared the report for the exclusive use of the Client. No other individual or party shall be entitled to rely upon the report without our express written consent. If another individual or party relies on the report, such individual or party shall indemnify and hold Keller Engineering, formerly Criterium-Jansen Engineers, harmless for any damages, losses, or expenses incurred because of such use. Any use or reliance of the report by an individual or party other than the Client shall constitute acceptance of these terms and conditions.

Any electronic copies of this report that are provided, are for the convenience of the Client, and are not to be construed as the original or final report.

The report is limited to the visual observations made during our review. We did not remove materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of review. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We do not render an opinion on uninspected portions of the facility.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. We did not provide an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location, and presence of designated wetlands, IAQ, etc.

The report is not to be considered a warranty of condition, and no warranty is implied. The photographs are an integral part of this report and must be included in any review.

If opinions of probable costs are presented, they are preliminary only. Opinions are based on our general knowledge of building systems and the contracting/construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop opinions of probable costs. However, for some items for which we have developed opinions of probable costs (e.g., structural repairs), no standard guide for developing such costs exists. It is not the intent of the BCA to provide/prepare exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of costs.

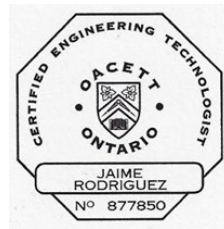
We have performed no design work as part of the study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

This report has been prepared in strict confidence. No reproduction or reuse is permitted without express written consent. Furthermore, we will not release this report to anyone without your permission. If you have any questions about this report or review, please call.

Thank you for the opportunity to be of assistance to you.

Report Prepared by:

Jaime Rodríguez, B.Tech. (Arch.Sc.),
C.E.T., RRO
Senior Project Manager



Report Reviewed by:

Jim Rammos, P.Eng.
Director, Building Science &
Restoration



APPENDIX A

SELECTED PHOTOGRAPHS

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

East and north elevations of the building.

The building has vinyl siding, sloped metal roof, metal service doors and vinyl windows with insulated glass units ("IGUs")

Photo Number

1



Description:

East and south elevations of the community hall.

It was reported that the air conditioner has not been working for multiple years.

There is insulation coming out of the duct.

Photo Number

2

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The concrete stairs are damaged, deteriorated, broken, and pieces of concrete are missing.

The metal railing is rusted, deformed and is not to code.

Photo Number

3



Description:

West (rear) elevation of the community hall.

The foundation walls are concrete block and cast in place concrete.

Some windows have wood framing.

Windows are aged, and wood framing is in poor condition.

Photo Number

4

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The vinyl siding is aged and has holes.

Photo Number

5



Description:

There are localized cracks in the foundation walls.

A section of eavestroughs has dislodged/fallen.

Photo Number

6

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The foundation wall is cracked.

The siding is deteriorated and has moss growth.

Photo Number

7



Description:

There are localized cracks in the foundation walls.

It appears that a repair was attempted.

Photo Number

8

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

A foundation wall opening is closed with concrete block.

The exposed foundation walls are stained.

Photo Number

9



Description:

The chimney is brick.

The mortar between the bricks appears to be deteriorated.

Photo Number

10

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The electrical system is connected above ground.

Photo Number

11



Description:

The side entrance has exterior LED lighting.

Paint coatings of service doors are aged/deteriorated.

Door hardware is rusted.

Photo Number

12

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The basement IGU is broken.

The wood framing is in deteriorated and in poor condition.

Sealants are deteriorated/aged.

Photo Number

13



Description:

Asphalt pavement.

The asphalt driveway and parking area is aged and in poor condition with deterioration in the form of cracking, alligatoring, raveling and moss/grass growing at some locations.

Pavement markings are not provided.

Photo Number

14

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

North elevation of the main hall entrance.

There is exterior LED lighting.

Some sections of rainwater leaders and eavestroughs are dislodged.

End wall roof vents are provided.

Photo Number

15



Description:

There are weeds and moss growing on the asphalt pavement.

The foundation wall and the asphalt are stained where the downspouts drain.

Photo Number

16

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
Abandoned wires
are exiting the
walls.

Photo Number
17



Description:
The building has a
metal corrugated
roofing with
snow/ice guards.

The roof is in fair
condition.

Photo Number
18

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

There is a sewage holding tank and system.

The building utilizes well water that is sourced from the work garage owned by the Town of East Garafraxa.

There is an oil tank for the furnace.

Photo Number

19



Description:

A drain that collects stormwater and releases it to the soil. The drain has a cover, and vegetation is growing in the gaps.

The bricks under the doorway are deteriorated and allow water to pass inside the hall.

Photo Number

20

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Supplemental electric baseboard heating is provided.

The concrete floors are cracked.

Paint coatings are deteriorated.

Photo Number

21



Description:

The washrooms finishes are composed of typical ceramic tile walls, painted gypsum walls and ceilings, toilets and stalls, sinks, mirrors, faucets, and countertops and painted concrete floors.

Paint coatings are deteriorated.

It appears that there has been water ponding around the baseboard heater.

Photo Number

22

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
Battery operated
emergency
lighting is
provided.

Photo Number
23



Description:
There is exit
signage and a fire
extinguisher at the
entrance.

The floor is
concrete, and the
walls are painted
drywall.

The paint on the
floor is damaged.
The walls have
inconsistent paint.

Photo Number
24

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

There is an abandoned plumbing connection.

Photo Number

25



Description:

General view of one of the electrical panels.

The panel is 200A, 120/240V.

The panel is within wood cabinetry.

Photo Number

26

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The entrance has electric baseboard heating.

There is evidence of water penetration on the concrete floor.

The floor finish is deteriorated.

Photo Number

27



Description:

Wood door to corridor.

The door is missing handle fixtures.

The paint finishes are damaged/deteriorated.

Photo Number

28

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



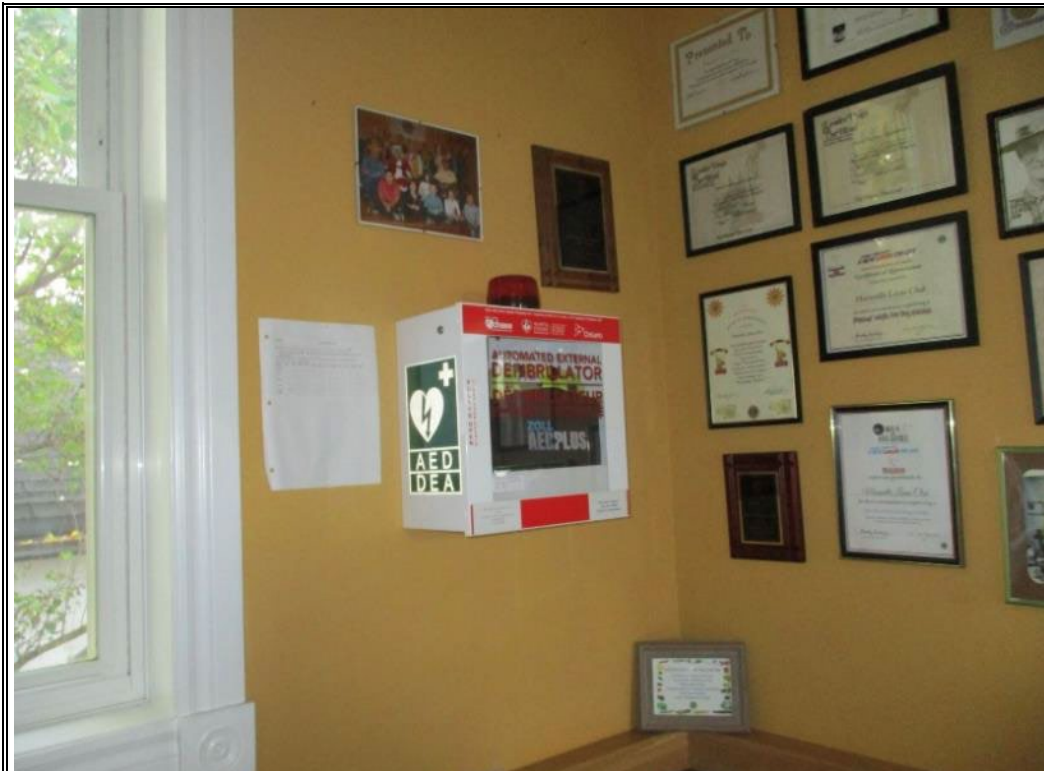
Description:

Corridor to main hall.

The stairs are wood.

Photo Number

29



Description:

There is a defibrillator in the main hall.

Photo Number

30

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Main hall - front.

The main hall finishes are composed of typical wood flooring, painted gypsum walls, drop ceiling, and typical trim and doors. A raised wood stage with guards and stairs is provided at the front of the hall.

The stairs at the front of the hall lead down to the basement.

Photo Number

31



Description:

Main Hall - tracks for curtains to partition the hall is provided.

The lighting is fluorescent.

Photo Number

32

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The stage is made of wood and wood flooring is in poor condition.

There are ventilation grills in the stage.

It was reported that mould under the stage is suspected.

Photo Number

33



Description:

Main hall – rear.

The room has two exits, fire extinguishers, and lighted exit signs.

Countertops and cabinets are provided at the rear of the hall.

Photo Number

34

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Main entrance vestibule.

Finishes are composed of painted concrete flooring and painted drywall.

Photo Number

35



Description:

A portion of the main level corresponding to the serving room is elevated on wood framing. There appear to be abandoned stairs to the basement below. The serving room appears to be retrofit work.

The paint on the wood stairs and the concrete floor is deteriorated.

Photo Number

36

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

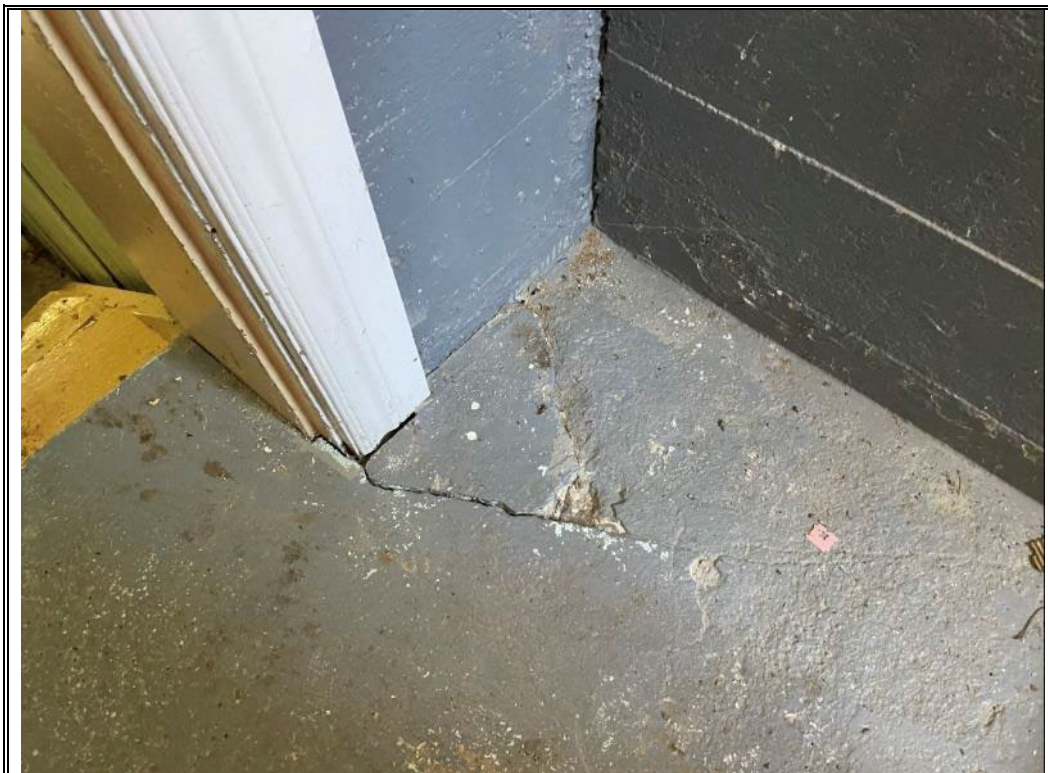
Date:
October 24, 2023



Description:
Stairs from the main entrance vestibule leading to the basement.

The door is wood, and the stairs are concrete.

Photo Number
37



Description:
The concrete slab at the main entrance vestibule is cracked.

Paint coatings are deteriorated.

Photo Number
38

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Basement. The columns, beams, and joists are wood.

The basement finishes are composed of painted concrete floors, painted gypsum walls, painted concrete walls, painted kitchen cabinets & countertops. Wood storage shelves are provided. There are typical kitchen and cooking fixtures/fittings including sinks and faucets.

The basement is used primarily for storage. Basement finishes are in poor condition.

Photo Number

39



Description:

The basement has painted wood cabinetry.

The water from the sinks collects, then a manually operated switch turns on a pump that drains water into the septic tank.

The plumbing system in the basement has copper piping.

Photo Number

40

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The concrete slab and substructure in the basement are in poor condition with localized cracks/fractures, staining, and evidence of flooding/water penetration.

Photo Number

41



Description:

The basement has an operational sump pump that is in poor condition.

Photo Number

42

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Electrical distribution and breaker panel in the basement.

The panel is 125A, 120/240V.

Photo Number

43



Description:

The basement has supplemental electric heating.

There is black mould visible on the abandoned piece of wood.

There is localized water penetration staining on the walls.

Photo Number

44

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Storage room in the basement.

Wood shelves are provided.

Photo Number

45



Description:

One hot water tank is in the women's bathroom.

This hot water tank services half of the building.

Photo Number

46

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
View of water heater that services half of the building.

Photo Number
47



Description:
The oil furnace is original with newer vintage ignitor and controls.

There is scaling and mould around the furnace.

Photo Number
48

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Dark discolourations consistent with mould/ water damage was noted in the mechanical room of the basement.

The foundation wall is cracked.

The oil furnace exhaust is connected to the masonry chimney.

Photo Number

49



Description:

The masonry chimney is leaking.

Photo Number

50

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
Storage closet in
the basement.

Photo Number
51



Description:
View of the
pressure tank
connected to
water from the
well of the works
garage building.

Photo Number
52

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
Piping and
chlorination used
for well water.

Concrete is
chipped at the
copper piping.

Photo Number

53



Description:
Basement. The
window frames
are PVC.

Windows and
window frames
are in poor
condition.

There is evidence
of water
penetration.

Photo Number

54

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023

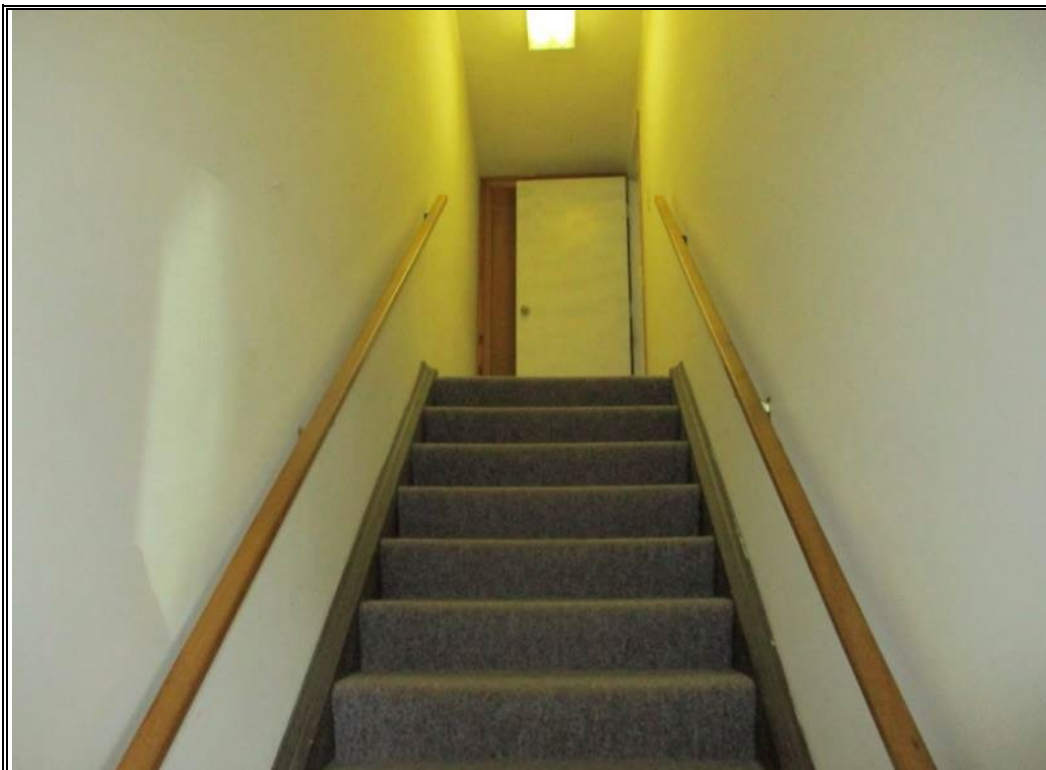


Description:

The windows in the main hall are in fair condition.

Photo Number

55



Description:

The stairs to the second floor are wood with a carpet finish.

There are wood railings.

The stairs creak when being used.

The lighting is fluorescent.

Photo Number

56

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Second-floor office. There is a cathedral ceiling. Finishes are composed of typical wood flooring, painted gypsum walls and ceiling, and typical trim and doors. Office-type furnishings and shelves are provided. Cabinets & counter and a sink & faucet.

Photo Number

57



Description:

Supplemental electric baseboard heating and heating from the oil furnace is provided.

There is hardwood flooring that is in poor condition.

Photo Number

58

Location:
191282 13th Line
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

The office has a smoke/carbon monoxide detector.

Photo Number

59

APPENDIX B

FACILITY CONDITION INDEX TABLE

Facility Condition Index Table

NA = Not Anticipated during the timeframe of the report based on the condition at the time of the study.

BLW = Below Capital Threshold

The recommendations and comments included in this report are based on the collective experience of Keller Engineering. Any costs or other comments contained herein do not necessarily infer that subcontracts, quotes, or opinions of other professionals were solicited.

This table summarizes probable costs of repairs or replacements, including both labor and materials. These costs are based on our general knowledge of building systems, local contracting/construction industry conditions, and other sources such as Means Building Construction Cost Data. We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates. Costs are uninflated.

Condition Values:

1. 0-10 Excellent. "As new" condition.
2. 11-30 Good. Sound an performs its function.
3. 31-60 Fair. Repair or replacement may be required to prolong life.
4. 61-80 Poor. Component has failed or cannot be relied on to perform function.
5. >81 Critical. Immediate repair/replacement is less than 1 year and may relate to safety or code violations.

Township of East Garafraxa - Community Centre
191282 13th Line, East Garafraxa

REPAIR/REPLACEMENT RESERVES

ITEM	DESCRIPTION	UNIT COSTS & TIME-PERIOD ESTIMATES					CONDITION ESTIMATE		ANTICIPATED PRIORITY			PREDICTED LIFE CYCLE							
		URGENT 2023	YEARS 1 - 5 2024 - 2028	YEARS 6 - 10 2029 - 2033	YEARS 11 - 15 2034 - 2038	YEARS 16 - 20 2039 - 2043	TOTAL 20 YEAR	CONDITION LEVEL	CONDITION VALUE	IMPORTANCE WEIGHTING SCALE	PRIORITY VALUE INDEX	PRIORITY LEVEL	INCEPTION YEAR (ESTIMATED)	ACTUAL AGE	LIFE EXPECTANCY	OBSERVED AGE	REMAINING LIFE EXPECTANCY		
1.0 SITE IMPROVEMENTS																			
1.1 Paving	Asphalt - Driveway & Parking - Replacement	\$	150,000				\$	150,000	Fair	50	50	50	Medium	1976	47	25	25	0	
	Asphalt - Paint Markings - Replacement	\$	20,000				\$	20,000	Poor	65	25	49	Medium	1976	47	25	25	0	
	Concrete Wheel Stops - Replacement	\$	5,000				\$	5,000	Poor	65	25	49	Medium	1976	47	25	25	0	
1.2 Flatwork	Not applicable						\$	-	-	-	-	-	-	-	-	-	-	-	
1.3 Landscaping	Sod/grass Lawn - Replacement - Replacement			\$	20,000		\$	20,000	Fair	35	10	25	Low	1976	47	35	25	10	
	Fence - Metal post & Wire - Replacement	\$	15,000				\$	15,000	Poor	65	15	45	Medium	1976	47	35	45	0	
2.0 STRUCTURE & BUILDING ENVELOPE																			
2.1 Substructure	Concrete Slab - Rear & Vestibule Entrances/exits - Repairs	\$	25,000				\$	25,000	Poor	65	25	49	Medium	1976	47	100	45	55	
	Concrete Slab - Basement - Repairs	\$	100,000				\$	100,000	Poor	65	25	49	Medium	1950	73	100	75	25	
	Foundation Walls - Repairs	\$	100,000				\$	100,000	Fair	55	60	57	High	1950	73	100	75	25	
	Structural Study - Serving room, sub/super structure - Reporting	\$	6,000				\$	6,000											
2.2 Superstructure	Structural Framing - Columns/posts, Beams - Repairs	\$	5,000				\$	5,000	Fair	40	60	48	Medium	1950	73	100	75	25	
2.3 Exterior	Siding - Replacement	\$	300,000				\$	300,000	Poor	65	25	49	Medium	1990	33	25	25	0	
	(21) Windows & Frames - Replacement	\$	25,000				\$	25,000	Fair	55	50	53	High	2000	23	30	20	10	
	Exterior Doors (4) - Swing - Replacement	\$	5,000				\$	5,000	Fair	55	40	49	Medium	2000	23	30	20	10	
	Sealants - Replacement	\$	10,000				\$	10,000	Poor	65	50	59	High	2005	18	15	15	0	
	Landing, Steps & Metal Guard - Replacement	\$	15,000				\$	15,000	Poor	65	30	51	High	1976	47	35	45	0	
	Chimney - Concrete Block - Repairs	\$	10,000				\$	10,000	Fair	50	25	40	Medium	1976	47	50	45	0	
2.4 Roofing	Sloped Metal Roof & Ice/snow Guards - Repairs					\$	5,000	\$	5,000	Fair	40	60	48	Medium	2000	23	50	20	30
	Soffits & Sheetmetal - Replacement	\$	10,000				\$	10,000	Poor	65	25	49	Medium	2000	23	30	30	0	
	Paint/coatings - Replacement - NA				\$	45,000	\$	45,000	Fair	40	60	48	Medium	2000	23	30	15	15	
	Eavestroughs & Rainwater Leaders - Replacement	\$	10,000				\$	10,000	Poor	65	25	49	Medium	2000	23	25	25	0	
3.0 MECHANICAL SYSTEMS																			
3.1 Plumbing	Domestic Water & Sanitary Distribution Systems & Piping - Repairs	\$	10,000				\$	10,000	Fair	40	60	48	Medium	1976	47	50	45	5	
	Fuel Distribution Systems & Piping - Repairs	\$	10,000				\$	10,000	Fair	40	60	48	Medium	1976	47	50	45	5	
	Oil Tank				\$	7,000	\$	7,000	Fair	60	35	50	Medium	2011	12	30	15	15	
	(2) Waterheater (GSW/Rheem) - Propane Gas			\$	5,000		\$	5,000	Fair	40	60	48	Medium	2011	12	15	10	5	
	Retention Tank (Flex-Lite), Pumps & Chem. Treatment System - Replacement - BLW						\$	-	Fair	40	60	48	Medium	2012	11	15	10	5	
	Sewage Holding Tank and System	\$	30,000				\$	30,000	Poor	65	30	51	High	1976	47	30	30	0	
	Sump Pump System - Replacement - BLW						\$	-	Poor	65	20	47	Medium	2012	11	10	5	5	
3.2 HVAC	Forced Air Oil Furnace (Lincoln) & Igniter (Beckett) - Replacement				\$	7,000	\$	7,000	Fair	50	60	54	High	2011	12	30	15	15	
	Electric Heaters - Replacement	\$	5,000				\$	5,000	Fair	50	65	56	High	2000	23	20	15	5	
	Forced Air Conditioner - Replacement	\$	7,000				\$	7,000	Poor	75	60	69	High	2000	23	25	25	0	
3.3 Electrical	Distribution & Wiring Systems - Repairs & Thermographic Scanning	\$	6,000				\$	6,000	Fair	45	65	53	High	1980	43	50	45	5	
	Interior & Exterior Lighting - Replacement	\$	5,000				\$	5,000	Fair	40	65	50	Medium	2000	23	20	15	5	
4.0 SPECIAL SYSTEMS																			
4.1 Security	Not applicable						\$	-	-	-	-	-	-	-	-	-	-	-	
4.2 Fire & Life	General Fire & Life Safety System Repairs	\$	5,000				\$	5,000	-	-	-	-	-	-	-	-	-	-	
	Exit Signs - Repairs - BLW	\$	-				\$	-	Fair	40	70	52	High	2000	23	30	20	10	
	Smoke, CO2 Detectors, Sensors & Systems - Replacement - BLW	\$	-				\$	-	Fair	50	70	58	High	2010	13	10	10	0	
	Emergency Lights - Repairs - BLW	\$	-				\$	-	Fair	40	65	50	Medium	2000	23	20	20	0	
	Fire Extinguishers - Replacement - BLW	\$	-				\$	-	Fair	40	65	50	Medium	2000	23	30	20	10	
	Defibrillator - Replacement - BLW	\$	-				\$	-	-	-	-	-	-	-	-	-	-	-	
	Life Safety Audit	\$	5,000				\$	5,000	Fair	45	65	53	High	-	-	-	-	-	

Facility Condition Index Table

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Township of East Garafraxa - Community Centre 191282 13th Line, East Garafraxa

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5.0 INTERIOR ELEMENTS																		
5.1 Finishes	Rear Vestibule, & Corridor - Walls, Ceiling, Millwork, Openings - Refurbish	\$	10,000				\$	10,000	Poor	65	20	47	Medium	1976	47	15	45	0
	Main Hall & Entrance Vestibule - Walls, Ceiling, Fittings, Millwork, Openings, Stairs - Refurbish		\$	45,000			\$	45,000	Fair	50	20	38	Medium	2015	8	15	5	10
	Main Hall - Stage - Millwork, Stairs, Guard - Refurbish	\$	15,000				\$	15,000	Fair	60	25	46	Medium	1976	47	40	45	0
	Main Hall - Serving Room - Cabinets & Countertops, Fittings/Fixtures, Openings - Refurbish		\$	10,000			\$	10,000	Fair	50	20	38	Medium	2015	8	15	5	10
	Washrooms - Walls, Ceiling, Fittings/Fixtures, Openings - Refurbish	\$	25,000				\$	25,000	Poor	65	20	47	Medium	1976	47	15	5	0
	2nd Floor - Walls, Ceiling, Millwork, Stairs, Openings - Refurbish		\$	15,000			\$	15,000	Fair	50	20	38	Medium	2015	8	15	5	10
	Basement - Walls, Millwork, Fixtures/Fittings, Stairs - Refurbish	\$	35,000				\$	35,000	Poor	65	20	47	Medium	1976	47	15	45	0
	Flooring - Painted Concrete Floors - Front and Rear vestibules, basement, washrooms, corridor - Restoration	\$	20,000				\$	20,000	Poor	65	20	47	Medium	1976	47	15	45	0
	Flooring - Hardwood - Main Hall & 2nd floor - Restoration	\$	25,000				\$	25,000	Poor	65	20	47	Medium	1976	47	15	45	0
6.0 MISCELLANEOUS																		
6.1 Other	DSS Survey	\$	7,500				\$	7,500	Critical	85	60	75	Low High	-	-	-	-	-

FACILITY CONDITION INDEX (FCI)

Estimated Current Replacement Value of Assets

\$ 1,500,000

	IMMEDIATE 2023	YEARS 1 - 5 2024 - 2028	YEARS 6 - 10 2029 - 2033	YEARS 11 - 15 2034 - 2038	YEARS 16 - 20 2039 - 2043	TOTAL
Current Aggregated Total Costs Estimate	\$ 33,500	\$ 998,000	\$ 95,000	\$ 59,000	\$ 5,000	\$ 1,190,500
Inflated Aggregated Total Costs	\$ 34,271	\$ 1,020,954	\$ 97,185	\$ 60,357	\$ 5,115	\$ 1,217,882
FCI	2%	67%	6%	4%	0%	79% CRITICAL

FCI Classifications:

1. FCI = 0-5% Good Condition. Asset in reasonable condition and does not require capital expenditure.
2. FCI = 6-10% Fair Condition. Asset is deteriorating, requires capital expenditure and will likely become "poor" within a few years if not addressed.
3. FCI = 11-30% Poor Condition. Asset is deteriorated and requires immediate capital expenditure.
4. FCI = > 31% Critical Condition. Asset is in disrepair or dilapidated and requires urgent significant capital expenditure.

APPENDIX C

RESUMES

25 First Street
Orangeville, Ontario L9W 2C8
Tel: 519-940-0571
Email: info@kellerengineering.com



Jim Rammos, P.Eng., IEEE ~ CURRICULUM VITAE

AREAS OF EXPERTISE

Mr. Rammos has extensive knowledge and experience in the Building Science and Forensics industry. His specific areas of expertise include building science, thermographic scanning, mechanical & electrical engineering, new and restoration construction, reserve fund studies, performance audits, mechanical & electrical systems designs and assessments.

QUALIFICATIONS

Keller Engineering, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

Keller Engineering services encompass investigations and analyses vital to property acquisition and management, including: Due Diligence Reports, Property Condition Assessments, Reserve Studies, Performance Audits, Environmental Site Assessments, Construction Plan and Cost Reviews, Construction Loan Monitoring, Construction Quality Inspections, Structural Investigations, Facilities Management Consulting, Forensic Engineering, Insurance Investigations, and Design and Related Services.

Jim Rammos, P.Eng., IEEE is a Senior Engineer at Keller Engineering. Mr. Rammos is a licensed Professional Engineer in the province of Ontario and has over 25 years of engineering experience. To complement his portfolio of work Mr. Rammos also works with our clients to complete restoration work, building condition assessments, capital replacement studies and is a certified thermographer to complete electrical thermographic scanning and energy audits.

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Orangeville, Ontario L9W 2C8
Tel: 519-940-0571
Email: info@kellerengineering.com



EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson Polytechnical University, Toronto, ON
- Bachelor of Engineering (B.Eng.), University of Toronto, Toronto, ON
 - Major: Mechanical Engineering
- Bachelor of Applied Science (B.A.Sc.), University of Toronto, Toronto, ON
 - Major: Electrical Engineering
- Professional Engineer, Professional Engineers Ontario, licensed since 1995
- BCIN – Building Code Identification Number 35394
- Certified Thermographer – Level 1, since 2007

PROFESSIONAL REGISTRATIONS

Licensed, Association of Professional Engineers of Ontario (PEO)
American Society of Heating, Refrigeration & Air-Conditioning Engineers (ASHRAE)
Canadian Society for Mechanical Engineers (CSME)
Canadian Automated manufacturing Society (CAMS)
Institute of Electronics & Electrical Engineers (IEEE)
Ontario Building Envelope Council (OBEC)

Jaime Rodríguez, B.Tech. (Arch.Sc.), C.E.T., RRO ***~ CURRICULUM VITAE***

AREAS OF EXPERTISE

Mr. Jaime Rodriguez specializes in building science and building envelope engineering. Jaime provides design & replacement/repair planning, quality control, building envelope forensics, diagnostic testing, and contract management services. He is primarily engaged in engineering project management, providing technical expertise, and building science/engineering design and property condition assessments.

QUALIFICATIONS

Keller Engineering, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

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Jaime Rodríguez is Senior Project Manager at Keller Engineering. Mr. Rodriguez is a Certified Engineering Technologist in the Province of Ontario and has over 20 years of engineering experience. Jaime has effective problem-solving skills that provide practical engineering, project management & field applied solutions.

EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson University, Toronto, ON

PROFESSIONAL REGISTRATIONS

Certified Engineering Technologist, Ontario Association of Engineering Technicians and Technologists (OACETT).

International Institute of Building Enclosure Consultants (IIBEC), RRO Designation.